046.0	0004	0016.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	994,700 /	994,700
					USE VALUE:	994,700 /	994,700
					ASSESSED:	994,700 /	994,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RHODES PATRICIA ANN/ TRUSTEE
Owner 2:	PATRICIA ANN RHODES REVOCABLE
Owner 3:	TRUST
Street 1:	159 WARREN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RHODES PATRICIA A -
Owner 2:	-
Street 1:	159 WARREN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,494 Sq. Ft. of land mainly classified as One Family with a Multi-Garden Building built about 1870, having primarily Asbestos Exterior and 2601 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9494.000	430,800		563,900	994,700
Total Card	0.218	430,800		563,900	994,700
Total Parcel	0.218	430,800		563,900	994,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.43 | /Parcel: 382.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	32887
GIS Ref	
GIS Ref	
Insp Date	11/29/18

!3923!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 046.0-0004-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	430,900	0	9,494.	563,900	994,800	994,800	Year End Roll	12/18/2019
2019	101	FV	331,800	0	9,494.	599,100	930,900	930,900	Year End Roll	1/3/2019
2018	101	FV	331,800	0	9,494.	437,000	768,800	768,800	Year End Roll	12/20/2017
2017	101	FV	311,000	0	9,494.	380,600	691,600	691,600	Year End Roll	1/3/2017
2016	101	FV	311,000	0	9,494.	324,200	635,200	635,200	Year End	1/4/2016
2015	101	FV	276,900	0	9,494.	317,200	594,100	594,100	Year End Roll	12/11/2014
2014	101	FV	276,900	0	9,494.	260,800	537,700	537,700	Year End Roll	12/16/2013
2013	101	FV	288,200	0	9,494.	248,100	536,300	536,300		12/13/2012

PRINT

Date	Time
12/10/20	19:02:51

LAST REV

Date	Time
05/14/19	12:30:15
mmcmakin	

USER DEFINED

Prior Id # 1:	32887
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3923

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RHODES PATRICIA	72472-103	1	4/18/2019	Convenience	1	No	No		
RHODES BENJAMIN	30875-374		11/17/1999	Family	1	No	No		Benjamin R Rhodes dod 8/13/2015
	14725-95		9/1/1982		100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2016	1470	Re-Roof	14,995	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
1/21/2009	Meas/Inspect	189	PATRIOT
3/29/2000	Inspected	264	PATRIOT
3/9/2000	Measured	263	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9494		Sq. Ft.	Site		0	80.	0.74	1									563,860						563,900	

Total AC/HA: 0.21795 | Total SF/SM: 9494 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 563,860 | Spl Credit | Total: 563,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10083723
Const Adj.:	0.94040596
Adj $ / SQ:	175.990
Other Features:	116000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624295
Depreciation:	193531
Depreciated Total:	430764

COMMENTS

NO ENTRY SAW KITS AND BATHS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

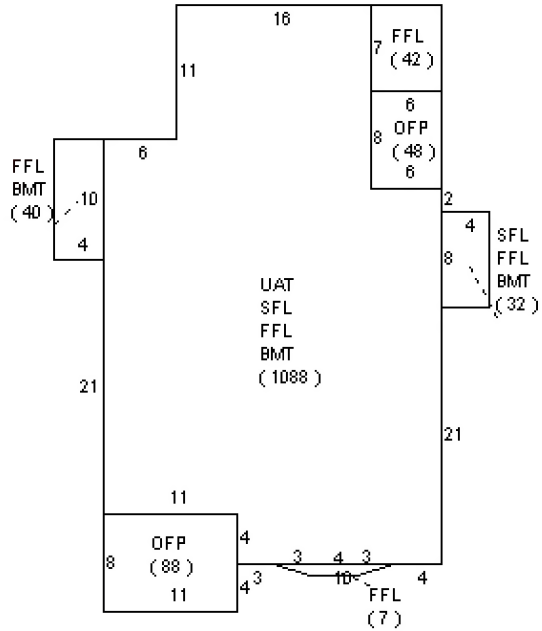
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.99
Special Features:	0	Val/Su Net:	110.55
Final Total:	430800	Val/Su SzAd	184.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,209	175.990	212,772
BMT	Basement	1,160	52.800	61,244
SFL	Second Floor	1,120	175.990	197,109
UAT	Upper Attic	272	123.190	33,508
OFP	Open Porch	136	26.930	3,662

Net Sketched Area:	3,897			Total:	508,295
Size Ad	2329	Gross Are	4713	FinArea	2601

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

046.0-0004-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	